



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2206450
Applicant Name: Andrew Wisdom
Address of Proposal: 2050 S Columbian Way

SUMMARY OF PROPOSED ACTION

Master Use Permit for a 2,587 square foot one-story addition (already constructed) to an existing multi-purpose convenience store. Project includes demolition of existing canopy, access and parking upgrades (for a total of 8 vehicles on site), landscaping improvements and foundation for a temporary refrigeration unit.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition or
 involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The site is zoned residential Neighborhood Commercial 2 with a 40-foot base height limit (NC2-40). Parcels immediately to the north, to the south and east are also zoned NC2-40. Parcels directly across the alley to the west are zoned Single Family (SF 5000).

In general, development in the vicinity is residential and consists of single family structures and some multi-family structures, except for the commercial development immediately surrounding and adjacent to the intersection of S. Columbian Way and Beacon Avenue S. The Veterans Administration Hospital and Medical Center is located one block to the north, on Beacon Avenue S. across S. Alaska Street. Both Beacon Avenue S. and S. Columbian Way are classified as arterials.

The subject site is developed with a single story building with an established use of “multi-purpose convenience store.” Originally a gas station, the existing building was expanded under permits #654972 and #679783. This project includes completion of work under expired permits. Other site improvements include the demolition of an existing canopy, improvements and alterations to access and parking (8 spaces are proposed, including a van accessible space).

Parking is normally not allowed between the structure and the street in an NC2 zone (SMC 23.47.032 B2b). Based upon evidence provided on the plan sets which accompanied Permit #654972, parking for several vehicles was proposed and approved, with some of the parking spaces to be located between the structure and Beacon Avenue S. The parking spaces, however, were not clearly differentiated, nor were they shown as striped. The current proposal and accompanying plan sets clarifies the parking provided on site to be 8 parking spaces, 6 conforming and 2 (existing) non-conforming. One of the spaces to be provided will be a van-accessible, barrier-free parking space. Each of the 8 parking spaces shall be clearly striped; as needed, each shall be provided with tire stops to prohibit over-run onto the adjacent sidewalks. Given the improvements in access to and definition within the parking area as shown and approved in the plans accompanying this project, the required parking will be accommodated on site in such a manner that pedestrian activity adjacent the site will be able to occur relatively unhampered.

One existing curbcut along Beacon Avenue S. will be closed and the curb restored; a second curbcut will be altered and a portion of the curb restored. Street trees will be provided; landscaping will be provided on site per plan.

Proposal Description

The applicant proposes to construct a 2,587 square foot one-story addition (already built) to an existing multi-purpose convenience store. The total gross floor area of the multi-purpose convenience store will be increased to 5,435 square feet. An existing canopy will be demolished. Parking for 8 vehicles will be provided on site.

Public Comments

One comment letter was received during the public comment period which ended on May 7, 2003.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist dated March 27, 2003, and supplemental information in the project file submitted by the applicant's agent. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

Seattle Municipal Code (SMC) Section 25.05.665(D), the SEPA Overview Policy, clarifies the relationship among codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations. Per SMC 25.05.665 D 1-7, mitigation can be considered for specified limitations and/or circumstances. Therefore, a more detailed discussion of some of the anticipated impacts is appropriate.

Short - Term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulates during construction; potential soil erosion during excavation and general site work; increased runoff; tracking of mud onto adjacent streets by construction vehicles; increased demand on traffic and parking from construction equipment and personnel; conflict with normal pedestrian and vehicular movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Code (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, obstruction of the rights-of-way during construction, construction along the street right-of-way, and sidewalk repair); Building Code (construction standards in general); and Noise Ordinance (construction noise that is permitted in the city). Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of potential adverse impacts. Thus, mitigation pursuant to SEPA is not necessary for these impacts.

Long - Term Impacts

Long-term or use-related impacts are also anticipated from the proposal: increased bulk and scale on the site; increased traffic and parking demand due to expanded business; minor increase in airborne emissions resulting from additional traffic; minor increase in ambient noise due to increased human activity; increased demand on public services and utilities; and increased energy consumption.

Traffic and Parking

Existing patterns of accessing the site and of parking have been identified as possibly compromising public pedestrian safety adjacent the site. The plans accompanying this proposal call for limiting curbcuts and providing for a one-way access and exiting circuit for loading/unloading and for parking; vehicles will enter the site off S. Columbian Way and exit going south onto Beacon Avenue S. All commercial loading and unloading activities will take place with vehicles parked on site for these activities. Parking spaces for the eight vehicles required per code (SMC 23.54.015) will be, per plan, striped, set behind a wall and landscaped areas so as not to compromise the utilization of the Metro bus-stop or the pedestrian pathways along sidewalks on both S. Columbian Way and Beacon Avenue S. Given these improvements for access to and from the site and for parking on site no further conditioning or mitigation is warranted.

The identified long-term impacts are typical of neighborhood commercial development and are not considered significant because they are within the scope of those impacts anticipated by the zoning and/or relatively minor in scope. The use is consistent with the current zoning and compatible with the surrounding commercial uses. Codes and development regulations applicable to this proposed project will provide sufficient mitigation of long term impacts and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.030).

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency and was based on a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

☒ [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2)(C).

☐ [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS

None.

Signature: (signature on file) Date: March 29, 2004
Michael Dorcy, Land Use Planner
Department of Planning and Development
Land Use Services